

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Damon McQuaid, Chair
Matthew Allison, Vice Chair
Kenneth Chenis, Clerk
Gregory Bittner
David Prokowiew



Tel: (978) 582-4147, ext 5
Fax: (978) 582-4353
960 Massachusetts Avenue
Lunenburg, MA 01462

Adam R. Burney
Land Use Director

Minutes
Public Hearing (cont'd)
274 Prospect Street
September 28, 2015

Meeting Posted: Yes

Time: 7:37 PM

Place: Town Hall, 17 Main Street, Lunenburg, MA 01462

Present: Damon McQuaid, Matthew Allison, Gregory Bittner, David Prokowiew, Adam R. Burney

Absent: Kenneth Chenis

Chair D. McQuaid opened the Hearing continuation with the reading of the statutory notice published in the Sentinel and Enterprise on August 10 and August 17, 2015. The Hearing is to hear and discuss an application for a special permit under Section 4.12. Lake Whalom Overlay District of the Protective Bylaw of the Town of Lunenburg for 22 townhouse units at 274 Prospect Street, Map 98, Parcel 10.

Applicant represented by Mark Piermarini, Whitman & Bingham Associates (WBA). M. Piermarini noted the following documents:

September 22, 2015 Whalom Overlay District Density letter from the Building Commissioner/Zoning Official.

September 8, 2015 draft review letter from peer reviewer Jeffrey Walsh, Graves Engineering Inc. (GEI).

September 24, 2015 draft letter from WBA, inclusive of responding to M. Allison's concerns.

J. Walsh noted that after his first review, he was charged with also reviewing on behalf of the Sewer Commission. He issued a draft review letter on September 8, 2015, but no official review letter yet. He received revised plans from WBA September 24, 2015. He has taken a preliminary look at those plans, noting issues raised in his September 8, 2015 draft review letter have been addressed. He has not yet reviewed the plans on a broader scale to see if the revisions created any impacts.

Lois Lewis, 389 Sunny Hill Road (representing the interests of 4 Kimball Street)- Concerned with change in neighborhood character, traffic, snow removal, and safety of children.

Jill Normandin, 36 & 38 Kimball Street- Noted Building Official's 9-22-15 density letter; Chair read letter read to the public. She urged the Board to reject the proposal.

Howard Chansky, 386 Hollis Road- Area will become too overdeveloped.

Christopher Martins, 455 Hollis Road- Existing roads are narrow, this will create too much traffic, how will this affect his water flow, and where will vehicle overflow parking go. M. Piermarini noted the ten (10) additional parking spaces proposed in the development.

Courtney Martineau, 30 Pond Street- Cars drive too fast, no posted speed limit, and will add to congestion. Can speed be posted and sidewalks installed? A. Burney noted that in order to have a posted speed limit radar speeds tests would be required at various times throughout the day. As a result of the recorded speeds, an average is determined which would become the speed limit. By this method the speed limit might actually be posted higher than is suitable. He suggested she petition either the Department of Public Works (DPW) or the Board of Selectmen for a "slow - children" sign instead.

Sharon Albert, 5 Pond Street- Concerned with change of neighborhood character and Lunenburg doesn't need another development.

D. McQuaid noted to the public that the building height is in compliance with the Bylaw, but that the density can be at the Board's discretion.

Leo Bourque, 330 Hollis Road- Concerned with overall building height on the site.

Greg Croteau, 82 Laurel Lane- Inquired if the Board Hearing was to determine what would be built or if it would be built.

A. Burney noted the Zoning Bylaws are adopted by Town Meeting vote. The proposal is allowed under the Bylaw and if there is going to be a reduction in density, the Board needs to begin that discussion. The Board has to determine what is reasonable in accordance with the Bylaws.

Mike Rupp, 390 Hollis Road- Changes the neighborhood character. Were any environmental studies done?

M. Piermarini responded to various concerns noting forebays have been added before the retention basin. The Applicant has gone before the Conservation Commission and received an Order of Conditions. No lighting, e.g., streetlights, is proposed on the site, there is plenty of room for snow removal, no sidewalks are currently proposed.

D. Prokowiew would like sidewalks installed on the Applicant's property abutting the streets that frame the proposed project. This would also promote walkability. A. Burney noted if Kimball Street is widened for sidewalks within the existing right of way, this will push the street towards the existing homes on the east side of the street.

There was Board discussion as to the project's density. If the Applicant goes from 3- to 2- bedroom townhouses, peak traffic density may increase as this may make the development more attractive to people downsizing, or to more professional couples. Three bedroom units may create more traffic, but in a less concentrated way as this may be a "family unit" with one parent not working "normal" hours. There was also discussion as to mixing up the unit style, to avoid the "cookie cutter" look.

Motion, M. Allison for the Applicant to pursue reducing the building count from 22 to 18, i.e., eliminating four townhouses on the Pond Street side and turn the remaining unit (two townhouses) to have the two driveways on the internal road, Second, D. Prokowiew, all aye.

A. Burney requested the Applicant prepare a schematic showing the perspective views of the site with the height of the proposed units, talk with the DPW Director regarding sidewalks, consider a reduction in units, and explore the possibility of equivalent size units on a horizontal versus vertical basis.

Hearing recessed at 9:30 PM. Motion to continue Hearing to October 26, 2015, 6:35 PM, M. Allison, Second, D. Prokowiew, all aye.

Documents used at meeting:
274 Prospect Street submittal packet to include revised plans and engineering reviews